



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-029398-25

In the matter of: 1A WATER ST.
ST.CATHARINE'S ON L2R4T6

Between: Denis Osborne Tenant

And

Block Properties Niagara Landlord

Denis Osborne (the 'Tenant') applied for an order determining that Block Properties Niagara (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 16, 2026. Only the Landlord's Agent, Sonia Habinski, attended the hearing.

As of 9:26 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 23, 2026
Date Issued

Colette Myers
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call toll free at 1-888-332-3234.